



Livable Streets Update (FIVE IN FIVE)



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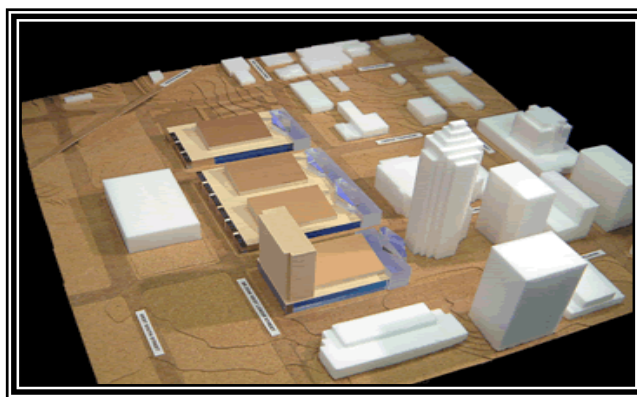
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COUNCIL RECEIVES UPDATE ON HOTEL DEVELOPMENT AGREEMENT

A development agreement for a headquarters hotel for the new downtown convention center will be presented to the Raleigh City Council by early May. City Manager J. Russell Allen gave an update on the hotel development agreement at the council meeting on Tuesday.

Stormont-Noble Development of Atlanta was selected by the council on Jan. 20 to be the developer of a 400-room, four-star Marriot hotel that will be constructed on the northeast corner of Lenoir and Salisbury streets. The hotel development agreement will outline the funding relationship between the City and Stormont-Noble regarding the hotel, ownership and leasing matters, a construction schedule for the project and other responsibilities of the City and the developer.

The approximately \$58 million hotel includes \$20 million in public funding for construction of public meeting areas within the hotel. The \$20 million will come from the City/County Interlocal Agreement that allocates revenues from the county-wide hotel and prepared food tax.



In addition to 400 rooms, the hotel will have a 9,000-square-foot grand ballroom, 5,950 square feet of junior ballroom and breakout meeting space, 326 food and beverage seats, three separate food and beverage outlets; 400 square feet of retail space, and a pool and fitness spa.

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

CONTRACT APPROVED FOR CONVENTION CENTER CONSTRUCTION MANAGER AT RISK

The Raleigh City Council voted April 6 to approve an \$870,400 contract with Skanska USA Building Inc./Barnhill Contracting Company, the team that is the construction manager at risk for the new downtown convention center.

The contract covers pre-design and pre-construction services. This includes estimating, scheduling, developing a plan for 15 percent minority-owned and 15 percent women-owned business participation in the project, reviewing constructability, reviewing plans, participating in public meetings, attending workshops and other administrative matters. The council will eventually amend the contract to cover actual construction phase services after the City and the construction manager at risk settle on a guaranteed maximum price for construction of the new convention center.

North Carolina general statutes provide the general framework for the construction manager at risk process that includes planning, managing design and construction, cost analysis, scheduling, quality control and guaranteeing the construction cost.

The new convention center and a four-star Marriott hotel will be built on the south end of downtown. Construction of the convention center is scheduled to begin in 2005 with completion in 2007.

COUNCIL APPROVES PLANNING AND DEVELOPMENT GUIDELINES FOR PLANNED RAIL STATION AREAS

The Raleigh City Council on April 6 unanimously approved transit-oriented development overlay district guidelines and Comprehensive Plan amendments that would guide future development around planned commuter rail stations in the Capital City.

The Triangle Transit Authority is planning a regional rail system that will run between Raleigh and Durham via Cary and Research Triangle Park. Phase I construction includes five station locations in west Raleigh and downtown. Rail service would begin in 2007.

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Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

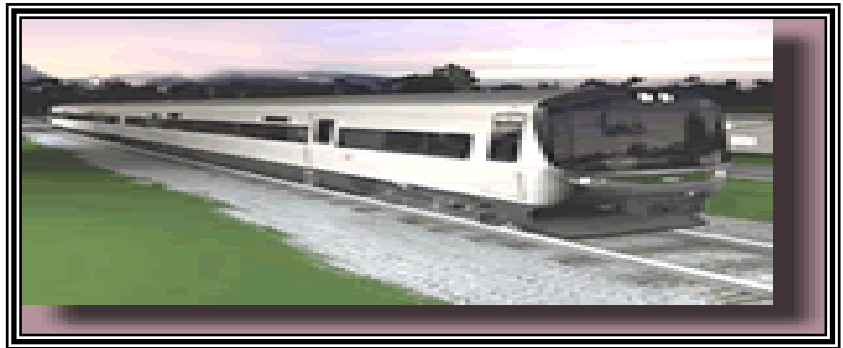
Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

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The City wants pedestrian-friendly, quality development around the rail stations -- such as mixed-use communities with residential units, offices and retail shops -- to enhance ridership on the rail system. To help accomplish this, the transit-oriented development overlay district would be applied to property within half a mile of a rail station or stop in Raleigh.

The City will now prepare small area plans for each of the five



station areas. The City Council must approve the small area plans.

COUNCIL COMMITTEE TO STUDY TOWING PROPOSAL

The Raleigh City Council agreed April 6 to refer a proposed towing ordinance to its Law and Public Safety Committee for further study.

Towing from non-residential parking lots located downtown and along a portion of Hillsborough Street would be restricted between the hours of 6 p.m. and 6 a.m., unless the vehicle has been parked in the lot for six or more hours. Affected by the towing ordinance would be:

- The area of downtown bounded by Peace Street on the north, West Street to the west, South Street on the south and Person Street to the east; and
- Lots located within 200 feet of Hillsborough Street between Salisbury Street and Dixie Trail. State-owned parking lots in this area would be exempt from the towing restriction.

City Council members held a public hearing on the towing ordinance before they decided to send the measure to the Law and Public Safety Committee. The next Law and Public Safety Committee meeting is scheduled for April 27 at 4 p.m.

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

CITY AGREES TO AMEND PLAN FOR THE HUDSON CITY AGREES TO AMEND PLAN FOR THE HUDSON BUILDING

The Raleigh City Council agreed to amend the plan for the redevelopment of The Hudson, the former Hudson Belk Building located at 319 Fayetteville Street Mall, at its meeting April 6.

The amendment establishes the following criteria:

- The time for final performance of the work required pursuant to the agreement will be extended to July 1, 2005;
- The City will agree to subordinate its repurchase option until such time as the construction loan is repaid;
- The Hudson will construct and obtain certificates of occupancy for at least 32 residential condominiums in the building no later than July 1, 2005;
- The Hudson will deliver signed leases for 75 percent of the commercial space by July 1, 2005, including the WTVD ABC-TV and UPS Store leases. Hudson will guarantee occupancy by ABC and UPS no later than July 1, 2005;
- The Hudson will complete the exterior of the building no later than December 31, 2004. Completion must be certified by an architect selected by the City;
- The Hudson will execute an estoppel agreement indicating that it began construction on the project by December 31, 2003;
- The Hudson will obtain an irrevocable letter of credit issued in favor of the City by a bank in the Raleigh city limits in the amount of \$1 million. The City will have the right to negotiate the letter of credit if any of the previous conditions are not met; and
- Upon approval of these conditions by the Raleigh City Council, the Hudson shall have the appropriate contract amendments to effectuate the changes prepared and submitted to the City Attorney for approval before execution.

The paperwork for the amendment is required to be filed by the next City Council meeting on April 20.

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Meeting	Date/Time	Purpose
Ending Homelessness 10-year Action Plan Community Forum	April 15, 6:30 p.m. The Healing Place 1251 Goode Street	Why are people homeless? Can our community end homelessness? Third In a Series of Monthly Public Forums "Reasons, Roles and Responsibilities" This forum will focus on issues of: Alcoholism & Substance Abuse, Mental Illness, Hospital Discharge, Prison Release, Chronic Homelessness, Domestic Violence, Health - HIV/AIDS
Ending Homelessness 10-year Action Plan Community Forum	May 20 6:30 p.m. Millbrook United Methodist Church 1712 E. Millbrook Rd.	Focusing on issues of: Policies / Rules / Regulations, Organizational Structures, Service Provision / Providers, Transportation, Jobs / Job Finding, Training / Education, Housing, Wages / Fair Wages
Draft Urban Design Manual Public Hearing	Tuesday, May 18 6:30 p.m. City Council Chamber 222 W. Hargett St.	Joint City Council and Planning Commission hearing to receive public comment.

VISIT THE LIVABLE STREETS WEBSITE

Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity



downtown and stay up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

Ending Homelessness

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Web links

City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

THE FIVE IN FIVE GOALS

1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office

and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.

